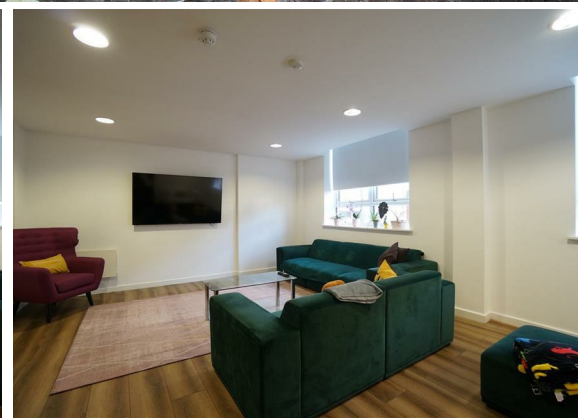
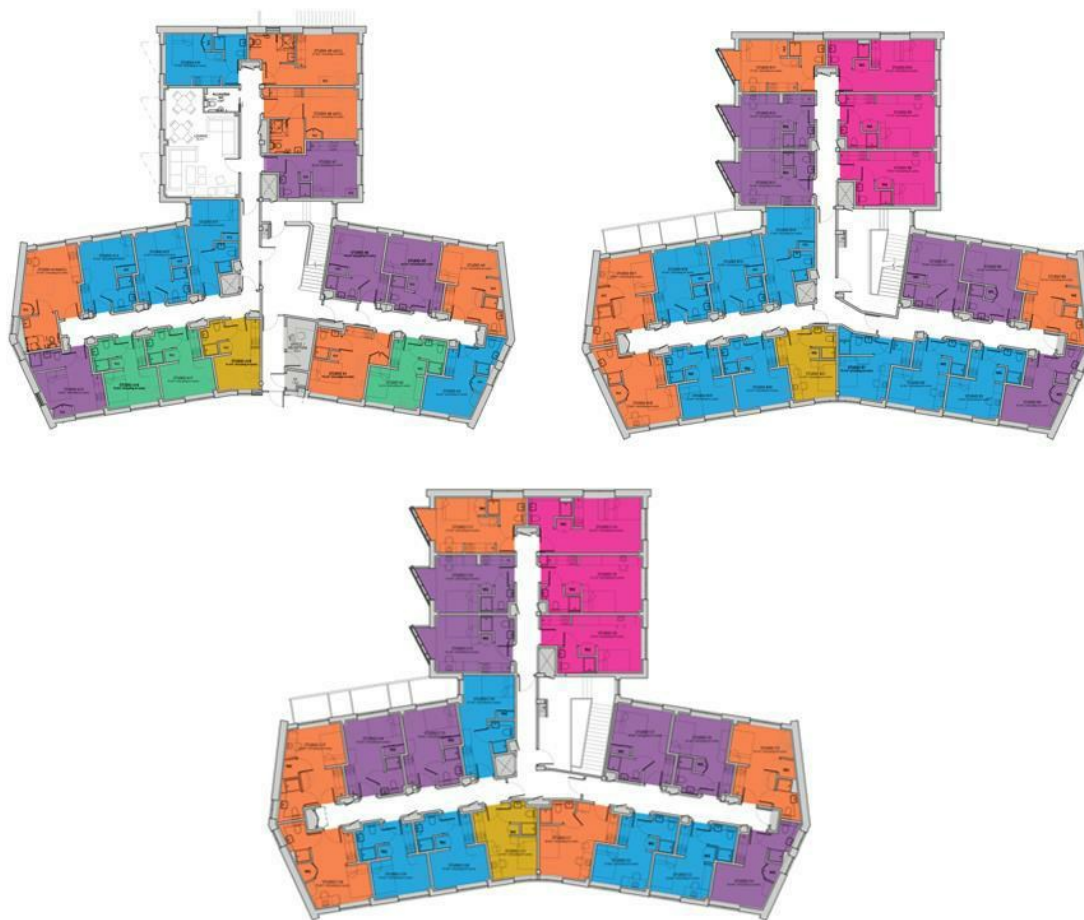




**High Street,
Bangor**
60 Bed
Flat/Apartment
Asking Price
£4,500,000



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A well established PBSA block of 60 self-contained studios, offering a total secured gross rental income of £434,502 for the 24/25 academic year. Providing a 9.6% gross yield. For future years, this property has scope for achieving an annual rental income in excess of £530,000.

Each studio comes fully furnished and with its own private kitchen, bathroom and breakfast bar area, with two spacious shared communal areas.

With an average annual student intake of 10,525 students since the 14/15 academic year, Bangor University is a well established (EST 1884), higher education provider, with a consistently high demand for student accommodation.

Located on Bangor high street, in a highly convenient position, only a 10 minute walk from the main university campus and close to several supermarkets, bars, restaurants, cafes and local independent retail stores.

CONTACT

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Bangor
Gwynedd
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www.varcityliving.co.uk

- 60x Self-contained Studios
- £434,502 Total Rent Secured For 24/25 Academic Year
- 9.6% GROSS Yield
- Well Established PBSA Block
- Circa 10,000 Annual Student Intake at Bangor University
- Rental Guarantee of £300,000 Until August 2025
- Private Parking
- High Street Location
- EPC Available For All Studios Ranging Between a C and E Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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